

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address TIMOTHY J. YOO (State Bar No. 155531) CARMELA T. PAGAY (State Bar No. 195603) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: tjy@lnbyb.com, ctp@lnbyb.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Alberta P. Stahl, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

In re: NORMA ALICIA JAUREGUI, Debtor(s).	CASE NO.: 2:09-bk-26342-DS CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY
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Sale Date: 07/22/2014	Time: 10:30 am
Location: United States Bankruptcy Court, Courtroom 1339, 255 E. Temple Street, Los Angeles, California 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 07/08/2014

Description of property to be sold: Real property located at 1125 Spence Street, Los Angeles, California 90023 ("Property")

Terms and conditions of sale: Condition of Property: Property purchased "as-is" without any representations or warranties of any kind
Broker's Commissions: Six percent (6%)

Proposed sale price: \$ 247,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): See Proposed Overbidding Procedures attached as Exhibit 1 hereto.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

July 22, 2014, 10:30 a.m.

Courtroom 1339

U.S. Bankruptcy Court

255 E. Temple Street

Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Carmela T. Pagay, Esq.

Levene, Neale, Bender, Yoo & Brill L.L.P.

10250 Constellation Boulevard, Suite 1700

Los Angeles, CA 90012

Telephone: (310) 229-1234

Facsimile: (310) 229-1244

Email: ctp@lnbyb.com

Date: 07/01/2014

EXHIBIT 1

PROPOSED OVERBID PROCEDURES

FOR PURCHASE OF PROPERTY

1. Anyone interested in submitting an overbid with respect to the purchase of the Property must attend the hearing on the Motion or be represented by an individual at the hearing (either in person or telephonically) with authority to participate in the overbid process.

2. An overbid will be defined as an initial bid of \$5,000 above the \$247,000 proposed purchase price or higher with each additional overbid to be in \$1,000 increments.

3. Overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Alberta P. Stahl, Chapter 7 Trustee," in the amount of \$25,200 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee at least 7 calendar days prior to the hearing on the Motion

4. Overbidders must purchase the Property on the same terms and conditions as the Purchasers.

5. The Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of the order confirming the sale.

6. In the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

7. If there are any qualified overbidders, an auction of the Property shall be held during the hearing on the Motion (on **July 22, 2014 at 10:30 a.m.**) at which time the Court shall determine the highest and best bid for the Property.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
10250 Constellation Boulevard, Suite 1700, Los Angeles, California 90067.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY**; will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* **July 1, 2014**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Eugene S Alkana on behalf of Defendant Salvador Jauregui
eugenealkana@mindspring.com, kathy.wilber@yahoo.com

Eugene S Alkana on behalf of Defendant Salvador Jauregui, Jr.
, kathy.wilber@yahoo.com

Raymond G Alvarado on behalf of Interested Party City Of South Gate
ralvarado@alvaradosmith.com

Stephen L Burton on behalf of Attorney Stephen L. Burton
steveburtonlaw@aol.com

Stephen L Burton on behalf of Debtor Norma Alicia Jauregui
steveburtonlaw@aol.com

Todd J Cleary on behalf of Defendant Michael Montgomery
lawofficetoddcleary@gmail.com, cleary1@pacbell.net

Todd J Cleary on behalf of Defendant Michael Bruce Montgomery
lawofficetoddcleary@gmail.com, cleary1@pacbell.net

Russell Clementson on behalf of U.S. Trustee United States Trustee (LA)
russell.clementson@usdoj.gov

Ronald R Cohn on behalf of Interested Party Courtesy NEF
rcohn@horganrosen.com

Ronald R Cohn on behalf of Interested Party Courtesy NEF
rcohn@horganrosen.com

Darren J Devlin on behalf of Creditor Seterus, Inc., as the authorized subservicer for Federal National Mortgage Association ("Fannie Mae"), creditor, c/o Seterus, Inc.
darren@resolutionfunding.net

Larry W Gabriel on behalf of Plaintiff ALBERTA P STAHL
, nfields@ebg-law.com

Larry W Gabriel on behalf of Trustee Alberta P Stahl (TR)
, nfields@ebg-law.com

Arnold L Graff on behalf of Interested Party Courtesy NEF
ecfcacb@piteduncan.com

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

Irving M Gross on behalf of Plaintiff Alberta P. Stahl
img@lnbrb.com, angela@lnbrb.com

Lewis R Landau on behalf of Creditor The Silverstein Law Firm, APC
LLandau@HorganRosen.com

Dennette A Mulvaney on behalf of Creditor Golden Security Bank
dmulvaney@bisnosam.com

Dennette A Mulvaney on behalf of Interested Party Courtesy NEF
dmulvaney@bisnosam.com

Bruce P Needleman on behalf of Creditor SCE Federal Credit Union
attybpn@aol.com

Carmela Pagay on behalf of Plaintiff Alberta P. Stahl
ctp@lnbrb.com

Carmela Pagay on behalf of Plaintiff Alberta P. Stahl
ctp@lnbyb.com

Carmela Pagay on behalf of Trustee Alberta P Stahl (TR)
cpagay@rdwlawcorp.com

Lindsey L Smith on behalf of Trustee Alberta P Stahl (TR)
lls@lnbyb.com

Alberta P Stahl (TR)
trusteestahl@earthlink.net, astahl@ecf.epiqsystems.com;trusteestahl\;\;.net@cacbapp.cacb.circ9.dcn

United States Trustee (LA)
ustpregion16.la.ecf@usdoj.gov

Timothy J Yoo on behalf of Plaintiff Alberta P. Stahl
tjy@lnbyb.com

Timothy J Yoo on behalf of Trustee Alberta P Stahl (TR)
tjy@lnbyb.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On (date) **July 1, 2014**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

VIA U.S. MAIL

Hon. Deborah J. Saltzman
United States Bankruptcy Court
Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1334 / Courtroom 1339
Los Angeles, CA 90012

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) **July 1, 2014**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 1, 2014

Date

Marla Fuentes

Printed Name

/s/ Marla Fuentes

Signature